



Flat B, 1 Lord Gambier Wharf,
Kirkcaldy, Fife, KY1 2SH

- Security Entrance
- Lounge
- Dining Kitchen
- Two Bedrooms
- En Suite Shower Room
- Bathroom
- GCH DG
- Communal Gardens
- Allocated Parking Space
- EPC - C

LUXURY GROUND FLOOR APARTMENT forming part of a modern development situated close to Kirkcaldy town centre. The property which has matching wood finishings and skirtings throughout offers well proportioned accommodation comprising security entrance, communal hallway, spacious lounge, modern fitted dining kitchen, two bedrooms (one en suite shower room), modern bathroom, there are well maintained communal garden grounds and an allocated parking space. There is a factor fee of approximately £208.12 per quarter which covers the cost of the buildings insurance, upkeep of the communal hallway and garden grounds. Kirkcaldy town centre is within easy walking distance of the property itself where a wide range of shopping and recreational facilities can be found. The beach and leisure centre are also easily accessible. The town has its own mainline railway station making this an ideal location for the commuter. There are good links to the motorway system allowing Dundee, Glenrothes, Dunfermline and Edinburgh all to be reached within a comfortable drive, in addition to this there is a good local bus route.



LOUNGE	4.33m x 4.35m (14'2" x 14'3")
DINING KITCHEN	4.27m x 3.55m at widest (14'0" x 11'8" at widest)
MASTER BEDROOM	3.35m x 3.60m (11'0" x 11'10")
EN SUITE	
BEDROOM 2	2.69m x 2.90m (8'10" x 9'6")
BATHROOM	2.87m x 2.02m (9'5" x 6'8")



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information. Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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